

Acct ID: 548673 MTL: 051W05D000100 Date: **12/11/24** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 11455 GOUDY GARDENS LN NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 124469 Year: 2024
 Last Date Appraised: 12/19/2023 Appraiser: JORDAN SCHULTZ Retag: **Y N** Tag info: 2025 - Tags/Permit (Completion)
 Owner: KUTSEV, PAVEL F & PAULA S Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 332600
 RMV Land: 509980 RMV Imp: 548810 RMV Total: 1058790 MAV: 158680 MSAV: 0 SAV: 0
 Comment: 24-25: L2 12.19.23 JJS

Notations **MA to 100%** **60X125 SHOP NOT STARTED, RETAG**

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	15609	0

Land

Site: 1 Code Area: 15609 Size: 7.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Permanently Disqualified Description: TWO BENCH DRY RMV: 474980 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25: Land is now PERM DQS
 20-21: DISQ FARM USE//07-08: RECALC SETUP; #36 10/09/06

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 15609 Stat Class: 152 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3348 % Complete: **45 / 100%**
 Desc: Multi Story above grade Dimensions: RMV: 357720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 173920 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2928	4	FB-2/ HB-1	2023	2023	ROOF, BATH - 2, KIT, HVAC, BTH - 1	Y N
Attic	5	Finished	420	0	0	2023	2023	HVAC	Y N
Garage Attached	5	Finished	759	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SAUNA	5	49	2023	2547	1	Y N
YARD IMPROVEMENTS AVERAGE	5	0	2023	17010	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15609 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 3360 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 84x40 RMV: 177180
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	3360	0	FB-1	2019	2019	GOOD, EXCLT	Y N
GP Building Attic	5	Finished	1440	0	0	2020	2020		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 15609 Stat Class: 356 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1400 % Complete: 100
 Desc: Lean-to Excellent (LTE) Dimensions: RMV: 13910
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Excellent	5	Finished	1400	0	0	2019	2019		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



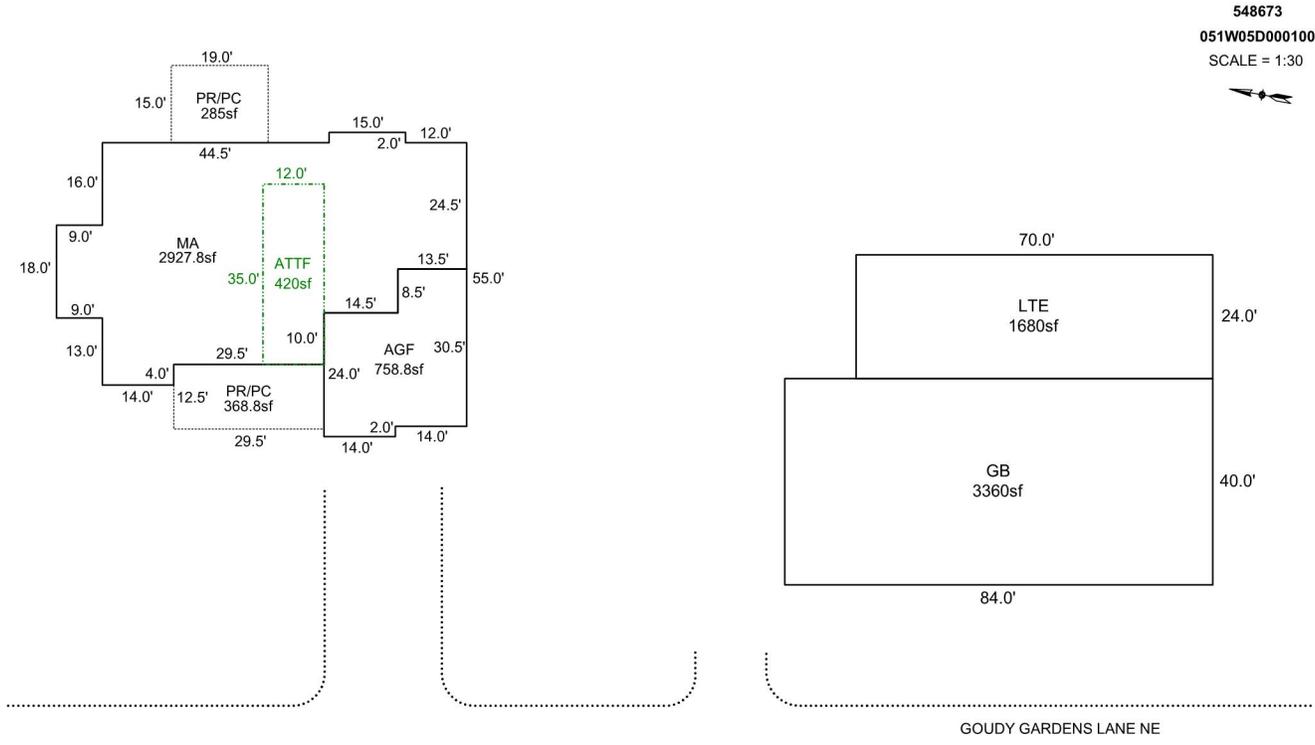
Completed House

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548673 Parcel No.: 051W05D000100
 Property Address: 11455 GOUDY GARDENS LANE NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3360.0	248.0	
	LTE	1.0	1680.0	188.0	5040.0
GLA1	MA	1.0	2927.8	259.0	2927.8
GLA2	ATTF	1.0	420.0	94.0	420.0
GAR	AGF	1.0	758.8	121.0	758.8
P/P	PR/PC	1.0	285.0	68.0	
	PR/PC	1.0	368.8	84.0	653.8

COMMENT TABLE 1

APEX BY JA 12/22/11
 UPDATED BY CJURAN 06/05/2023 555-23-002175
 UPDATED BY CJURAN 02/29/2024

COMMENT TABLE 2

JJS 11/09/2023
JJS 12/10/24

COMMENT TABLE 3

TAGS L4
Tags L2

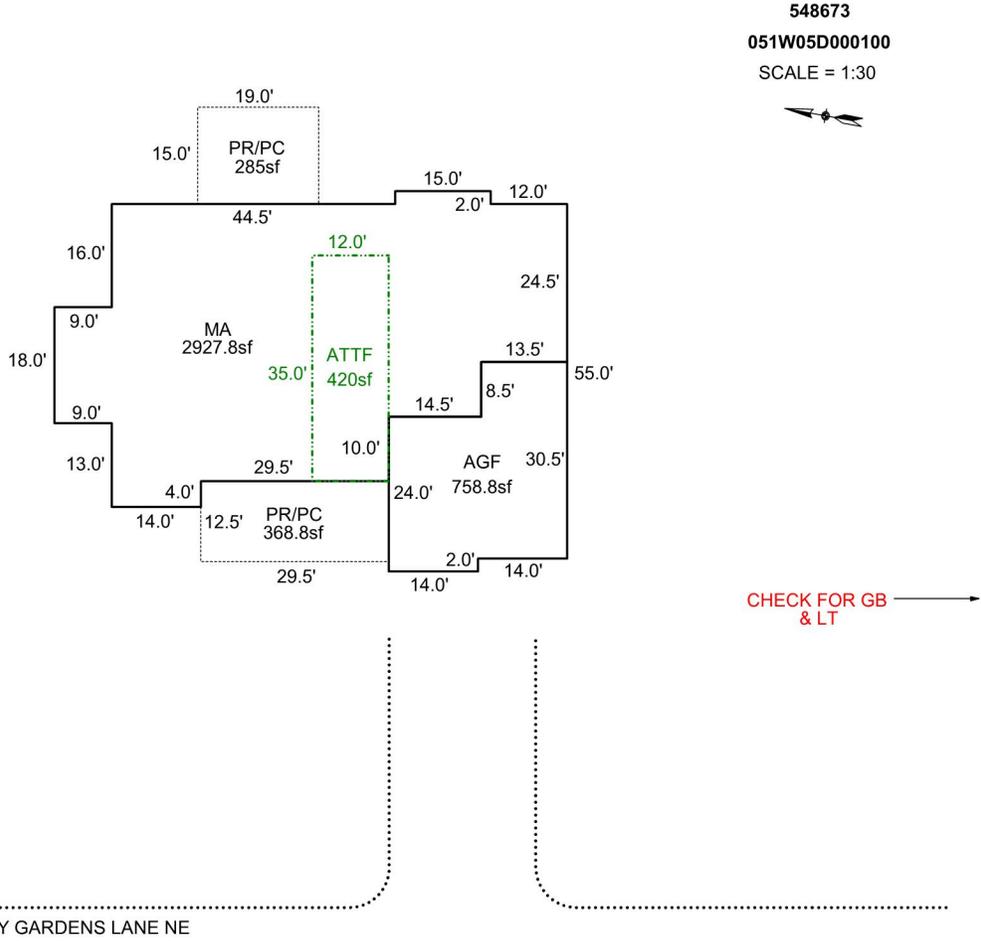
Net LIVABLE cnt 2 (rounded) 3,348
 Net BUILDING cnt 2 (rounded) 5,040

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SKETCH



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GAR	AGF	1.0	758.8	121.0	758.8
P/P	PR/PC	1.0	285.0	68.0	
	PR/PC	1.0	368.8	84.0	653.8

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JJS 12/11/24

COMMENT TABLE 3

Tags L2

Net LIVABLE cnt 2 (rounded) 3,348